

COMM SW COR OF SW1/4 OF SE1/4,
RUN N 320.12 FT FOR POB, CONT
N 320.12 FT, E 137.22 FT, S

PARKER KEVIN T
412 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	35,336
UOP	220	25		55	1,438

TOTALS	1,572			1,407	36,773
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,407	108.9000	65.34	91,933	1989	1989	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2017 Heated Area: 1352 HX Base Yr 2017													
UOP BAS													

412 SE SETH NETTLES DR, LAKE CITY	04/07/2025	MLU
-----------------------------------	------------	-----

TOTAL OB/XF													
8,400													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE				36,773			
TOTAL MARKET OB/XF VALUE				8,400			
TOTAL LAND VALUE - MARKET				14,000			
TOTAL MARKET VALUE				59,173			
SOH/AGL Deduction				26,748			
ASSESSED VALUE				32,425			
TOTAL EXEMPTION VALUE				25,000			
BASE TAXABLE VALUE				7,425			
TOTAL JUST VALUE				59,173			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				59,173			
XFOB:1:1: SPRI MH							
</							